

132.C

Map

0001

Block

0002.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 703,900 /

USE VALUE: 703,900 /

ASSESSed: 703,900 /

Total Card /

Total Parcel

703,900

703,900

703,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		GRAY ST, ARLINGTON

OWNERSHIP

Owner 1:	TOUART KATHERINE ANNE
Owner 2:	
Owner 3:	
Street 1:	61 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	THEISEN CHRISTOPHER -
Owner 2:	SAUNDERS CHRISTOPHER M -
Street 1:	61 GRAY STREET #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Stucco Exterior and 1609 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7079																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	703,900			703,900
Total Card	0.000	703,900			703,900
Total Parcel	0.000	703,900			703,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	437.48	/Parcel:	437.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	693,300	0	.		693,300	693,300	Year End Roll	12/18/2019
2019	102	FV	619,800	0	.		619,800	619,800	Year End Roll	1/3/2019
2018	102	FV	547,900	0	.		547,900	547,900	Year End Roll	12/20/2017
2017	102	FV	499,200	0	.		499,200	499,200	Year End Roll	1/3/2017
2016	102	FV	499,200	0	.		499,200	499,200	Year End	1/4/2016
2015	102	FV	461,100	0	.		461,100	461,100	Year End Roll	12/11/2014
2014	102	FV	439,900	0	.		439,900	439,900	Year End Roll	12/16/2013
2013	102	FV	439,900	0	.		439,900	439,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THEISEN CHRISTO	76232-561	1	11/23/2020		775,000	No	No		
STOWE JOHN F/ET	36721-533		10/16/2002		442,000	No	No		
LICHTEN HAROLD/	29262-334		10/23/1998		258,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2005	848	Add Bath	22,000	C		G7	GR FY07	HBTH & REDO FBTH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aporo

2021

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G7	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1		HB 1					

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	53.500000000
Name:	121 - 7079

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.30257916
Const Adj.:	1.04019594
Adj \$ / SQ:	399.707
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	864754
Depreciation:	160844
Depreciated Total:	703909

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	479.65	
Special Features:	0	Val/Su Net:	437.48	
Final Total:	703900	Val/Su SzAd	437.48	

MOBILE HOME		Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 132.C-0001-0002.0

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,609	399.710	643,128
Net Sketched Area:		1,609	Total:	643,128
Size Ad	1609	Gross Are	1609	FinArea 1609

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
8						
8						
9						

**IMAGE**

***AssessPro* Patriot Properties, Inc**

